

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: TU 10-3-03, Blackhawk Reserve, 15191 SW 15 Place, Randy Paigo, Regency Homes Generally south side of SW 14 Street, approximately 700' from Shotgun Road.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: TU 10-3-03, Blackhawk Reserve 15191 SW 15 Place (R-1)

REPORT IN BRIEF: The applicant is requesting approval for a temporary 10' x 60' construction trailer with an interior restroom for development of Blackhawk Reserve, a single family residential development approved by Town Council as Belmont Lakes at Davie, on June 6, 1996. The former owners of this site were previously approved for a construction trailer and a special permit for a real estate sales trailer. The trailer will provide a temporary office for the project manager, job foreman, and a place to conduct meetings. The temporary construction trailer will be set in place upon the Town Council's approval and issuance of a permit, and removed 18 months after date of the issued permit. The subject site is located on the south side of SW 14 Street, approximately 700' from Shotgun Road. It will be located on the north quarter of the subject site, maintaining R-1, Estate Dwelling District zoning building setbacks. The entrance to the subject site is off of SW 15 Place. The parking area is already paved from the previous real estate sales trailer.

A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

DURATION OF EVENT: 18 months after date of the issued permit.

§12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the Blackhawk Reserve temporary construction trailer will be adequately separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) A building permit must be secured prior to the placement of the construction trailer.

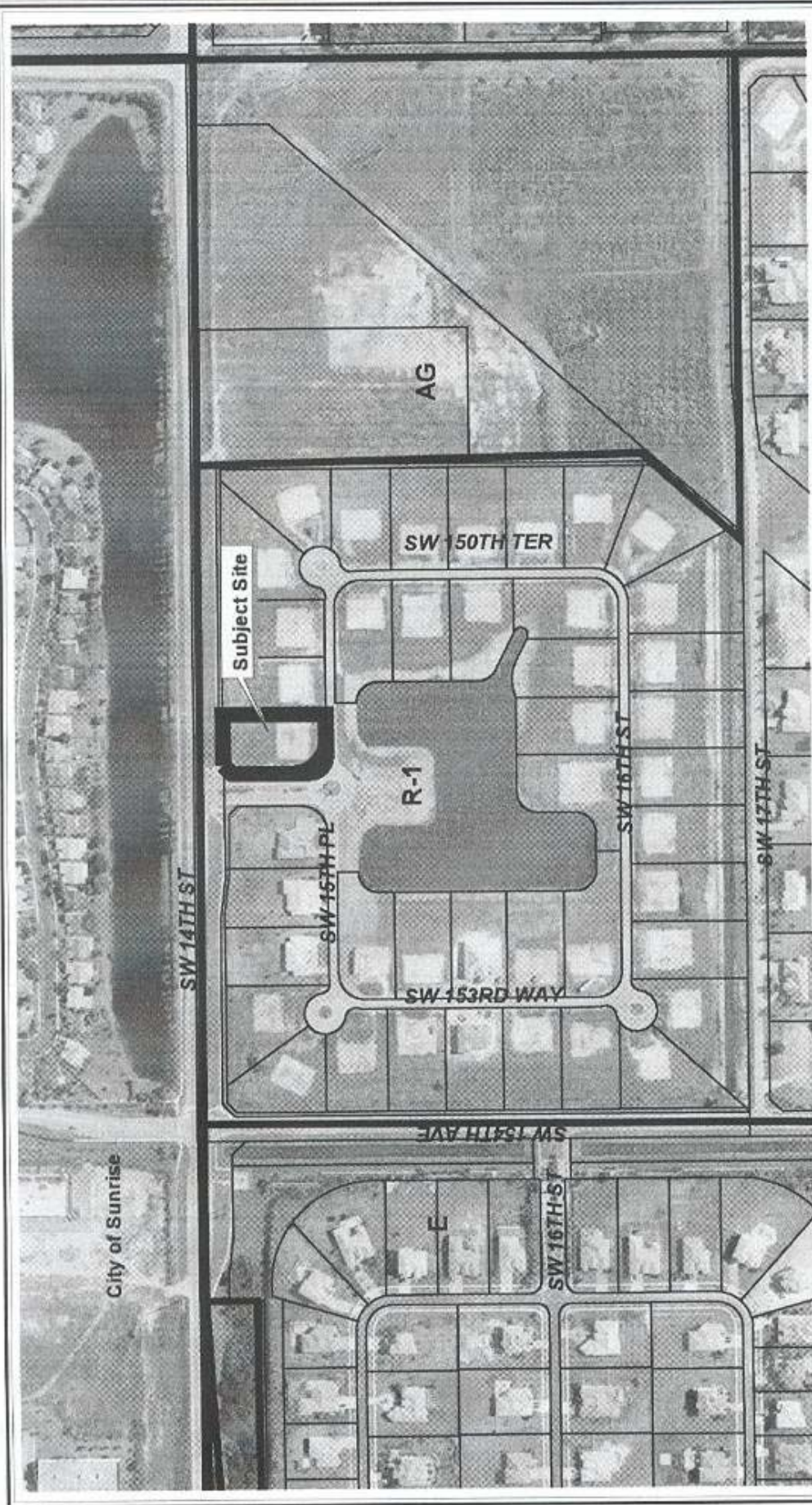
PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee has reviewed the application and has no objections to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): None

Attachment(s): Subject site map, Site Plan for the location of the construction trailer.



Date Flown:
12/31/00

Prepared By: CMG
Date Prepared: 11/13/03



Planning & Zoning Division - GIS



Temporary Use TU 10-3-03 Blackhawk Reserve Zoning and Aerial Map

